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Grafton Historic District Commission

MINUTES
REGULAR MEETING
Finance Committee Meeting Room
April 16, 2015
7:00 p.m.

Member Attendees: John Morgan, Bill Nicholson, Bob Perla, Paul Scarlett and John Stephens

Non-Member Attendees: Nick Bernat, Rev. Jane Willan, Doug Willardson and Bill Yeomans

- **Call to Order**
 - Mr. Morgan called the meeting to order at 7:03.
- **Bills**
 - None discussed.
- **Approval of Minutes from January 15, 2015 and November 20, 2014**
 - This agenda item was passed over in order to move ahead to the discussions regarding the Congregational Church and Mr. Bernat's work on the Common Landscape Plan, and the Traffic and Roadway Reconfiguration Project.
- **Old Business**
 - Applications report
 - None discussed
 - Congregational Church Clothing Shed
 - Discussion related to the location of where the shed was placed since it was not where it had been agreed it was to be placed and thus in violation of the application that was approved. Rev. Willan advised that subsequent input provided from the congregation was that the approved location would ruin the architectural "lines" of the building. The area where the shed was ultimately placed was also not previously cleared and thus had not been considered as an option. Rev. Willan appreciates the Committee's concerns with line of sight of the structure from the Common and advised that she has been working with Bill Yeomans to create a plan for plantings to screen and beautify the structure. It was also recommended that the building be angled to soften its impact. It was suggested that the church also consider relocating and screening its dumpster in this location and to consider pursuing an agreement with the Pediatrician next door to share a dumpster similar to what the Town House and Unitarian Church are

doing. Mr. Nicholson motioned to accept this amended approach to the location of the shed, Mr. Perla seconded with Mr. Scarlett recusing himself due to Apple Tree Arts being a tenant of the church. The vote passed unanimously without further discussion.

- Traffic Island and Roadway Reconfiguration Project
 - Mr. Willardson advised that access to TIP money would require bringing the roadway up state highway standards and would take 10 years to secure funding. The town can do the work on its own for less overall cost.
 - Funding is available for short term work on the traffic islands and will be put out to bid following town meeting approval. Work to include raised crosswalks or stamped concrete, asphalt islands in front of the Town House and Country Store to be replaced with granite curbing and cobblestone. If money remains, the dummy by the Grafton Inn is to be replaced with a similar traffic island and some type of signage perhaps with a flashing light as determined by the Traffic Safety Committee. If money remains, a portion of pavement in front of the Grafton Inn is to be replaced with grass to better guide traffic by further defining the roadway.
 - Graves is working on engineering associated with the long term plan but there will be no shovels in the ground for the larger overall roadway reconfiguration work for 3-4 years.
 - Discussion was also held around the need to determine a timeline for the bigger project. If we could move forward with completion of 25% of the project engineering work, the town could apply for TIP funding from the state. If the funding is secured, the state would cover the construction costs and the town would pay for the engineering/designs.
- Update on Common Landscape Plan – Nick Bernat was present to provide an update on the Common Improvement plan. Mr. Bernat presented a scale model he had prepared and outlined the high level details of the plan which includes replacing asphalt walkways with crushed stone and cobblestone edging, period appropriate lampposts/lanterns with electric service to be moved underground, recreation of the archways at the entrances, installation of an additional pathway on the inside perimeter of the fence, new benches and trash barrels and, if funding permits, installation of a reproduction of the horse trough/lamp post that had been located within the vicinity of the Common. Mr. Nicholson asked that a quote for the cost of clay brick walkways be obtained when determining project cost estimates in order that an informed decision can be made as to building materials. Mr. Bernat indicated he would provide information regarding the benches and barrels so the Commission can review and vote on what designs to move forward with a recommendation for. He will also work on preparing construction ready documents and 2 poster boards to highlight project goals and why the project is important to the town. Recommendations for plantings and approved building materials will also be provided.

- Update on Property Owners Handbook and HDC Design Guidelines -- Not discussed
- **New Business**
 - An unapproved sign for Floral Elegance placed on back of the Grafton Inn as well as a number of other unapproved signage within the District need to be discussed at our next meeting along with an update of the Property Owner's handbook.
- **Executive Session**
 - None held.
- **Adjournment**
 - Mr. Stephens motioned to adjourn at 9:25, Mr. Scarlett seconded and the vote passed unanimously.

Minutes respectfully submitted by Paul A. Scarlett, clerk.

